



COUNTY OF PLACER PLANNING COMMISSION

**AGENDA
DATE
May 8, 2008**

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
TELEPHONE: 530/745-3000
FAX: 530/745-3080
www.placer.ca.gov

Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 AM

FLAG SALUTE

ROLL CALL: Larry Sevison (Chairman), Ken Denio (Vice Chairman), Bill Santucci (Secretary), Gerry Brentnall, Mike Stafford, Larry Farinha and Richard Johnson

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 AM

CONDITIONAL USE PERMIT MODIFICATION (PCUP2825B) SINNOCK PROPERTIES KINGVALE SURFACE ROCK HARVESTING PROJECT PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION

Consider a request from Robert Sinnock for the approval of a Modification to a Conditional Use Permit to allow for the continued extraction of granite rock on a 108-acre parcel.

The original Conditional Use Permit allowed for the removal of approximately 500 cubic yards of small, surface granite boulders annually over a 5-year period (2002-2007 for 2,500 cubic yards total). The modification would allow for the continued surface rock extraction over a 25-year period. A total of 2,500 cubic yards would be removed from the site with no more than 500 cubic yards in any given year.

Project Location: 1/4 mile southwest of the Kingvale exit off I-80 between I-80 and the railroad tracks

APN: 069-010-044

Total Acreage: ±108 acres

Zoning: TPZ (Timberland Production)

Community Plan Area: Placer County General Plan

MAC Area: none

Owner/Applicant: Robert Sinnock, PO Box 718, Colfax, CA 95713

County Staff: Planner Nick Trifiro (530) 745-3118

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Grant Miller (530) 745-2300

2) 10:10 AM

**AUBURN ALZHEIMER'S CARE CENTER (AKA JEA Senior Living Center)
(PCPC20070762)**

CONDITIONAL USE PERMIT

MITIGATED NEGATIVE DECLARATION

Consider a request from Blue Oaks Professional Center, LLC, for the approval of the following:

- Conditional Use Permit for the construction of a 30,000 square foot senior living center. The facility would provide housing for approximately 64 residents with Alzheimer's disease and other forms of dementia. The facility would include a commercial kitchen, two living areas, two dining rooms, one activity room, a full service laundry and employee lounge. An exterior courtyard has been proposed in the center of the facility, and a fence is located along the perimeter of the building to provide a secure outdoor area for residents.
- A Variance request to reduce the required number of on-site parking spaces from 64 to 53.

Project Location: on the west side of Education Street, approximately 120 feet south of the intersection of Blue Oaks Drive and Education Street in the North Auburn area.

APN: 051-180-078-000

Total Acreage: 3.39 acres

Zoning: OP-RM-Dc (Office Professional, Residential Multi-Family combining Design Scenic Corridor)

Community Plan Area: Auburn/Bowman Community Plan

MAC Area: North Auburn MAC

Applicant: GW Consulting Engineers, Renee Parker, 7447 Antelope Road Citrus Heights, CA 95621

Owner: Blue Oaks Professional Center, LP, PO Box 820528 Vancouver, WA 98682-0011

County Staff: Planner Gerry Haas (530) 745-3084

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Jill Kearney (530) 745-2300

3) 10:25 AM

AMERICAN ENGINEERING (PCPA 20070690)

MITIGATED NEGATIVE DECLARATION

Consider a request from Renee Parker of GW Consulting Engineers, on behalf of Peppertree Properties of Roseville, for the approval of a Conditional Use Permit to operate an asphalt and concrete recycling facility, including construction of a 4,000 square-foot maintenance and repair shop building, on a 7.72-acre industrial property located on the east side of the south end of Cincinnati Avenue, (4175 Cincinnati Avenue) in the Sunset Industrial Area.

Project Location: End of Cul-De-Sac of Cincinnati, South of Nichols Drive, unincorporated Rocklin

APN: 017-210-043

Total Acreage: 7.72 acres

Zoning: INP-Dc (Industrial Park combining Design Scenic Corridor)

Community Plan Area: Sunset Industrial Area Plan

MAC Area: none

Applicant: GW Consulting Engineers, Renee Parker, 7447 Antelope Road, Suite 202, Citrus Heights, CA 95621

Owner: Peppertree Properties of Roseville, 4175 Cincinnati Avenue, Rocklin, CA 95765

County Staff: Planner Alex Fisch (530) 745-3081

Engineering and Surveying: Rebecca Taber (530) 745-3110

Environmental Health: Grant Miller (530) 745-2300

4) 10:35 AM

APPEAL – PARCEL REVIEW COMMITTEE ENVIRONMENTAL REVIEW REQUIREMENT – MINOR LAND DIVISION

GIBSON HOUSE – (PMLD20080062)

Consider an appeal from Gary Hall of GHH Engineering, Inc. on behalf of Chet Gibson, of the Parcel Review Committee's decision rendering the Minor Land Division application incomplete pending completion of an environmental document per the requirements of the California Environmental Quality Act. The applicant requested an exemption from environmental review and made application for a Minor Land Division to divide an existing 20-acre parcel into two parcels consisting of 10 acres each.

Project Location: on McCourtney Road and Gibson Road in the Lincoln area

APN: 020-060-071

Total Acreage: 20 acres

Zoning: F-B-X-10 PD 0.1 (Farm combining a minimum building site size of 10 acres and a Planned Development of .1 dwelling units per acre)

Community Plan Area: Placer County General Plan

MAC Area: Rural Lincoln Advisory Council

Applicant/Appellant: Gary H. Hall P.E. President GHH Engineering, Inc 11960 Heritage Oak Place #2B, Auburn CA 95603

Owner: Chet Gibson, 100 Delta Breeze Court, Roseville CA 95747

County Staff: Planner Angel Rinker (530) 745-3124

Engineering and Surveying: Ted Rel (530) 745-3110

Environmental Health: (530) 745-2300

5) 10:50 AM

ZONING TEXT AMENDMENT – WINERY ORDINANCE (PZTA-20050609)

NEGATIVE DECLARATION

Consider an amendment to Chapter 17 of the Placer County Code for the creation of a winery specific ordinance. The Winery Ordinance creates a new section 17.56.330 (Wineries) within Article 17.56 (Specific Use Requirements) of the Placer County Zoning Ordinance. The Winery Ordinance provides winery specific regulations and addresses associated uses like wine tasting and promotional events. The Winery Ordinance includes definitions, permit requirements, and standards related to access, water, waste disposal, tasting rooms and promotional events. As proposed, the Winery Ordinance would simplify the permit process allowing small wineries with Zoning Clearance or the processing of an Administrative Review Permit, depending on the zoning district, rather than a Minor Use Permit as currently required. As proposed, the Winery Ordinance would impact existing wineries with approved Minor Use Permits. As all existing wineries in Placer County fall under the definition of a "small winery", their existing Minor Use Permits (MUP) would be rendered moot because they would no longer be necessary. If such winery requires the processing of an Administrative Review Permit (ARP), the County would retain discretionary review authority and the MUP conditions would remain in place, unless an ARP was processed that revised such conditions of approval. If such winery requires Zoning Clearance only, the MUP conditions would be null and void and the winery would be required to comply with the provisions of the Winery Ordinance and other County Codes. If such winery proposes a new type of use not originally approved, like adding wine tasting to the winery facility, either a building permit (for a new structure) or a change of occupancy permit (for an existing building not approved for public use) would be required. Such building/change of occupancy permit would be subject to Zoning Clearance for compliance with the Winery Ordinance and other County Codes, as well as review by the local serving fire district to insure compliance with Fire Safe Standards.

Associated amendments to implement the Winery Ordinance are proposed to Article 17.04 (Definitions), Section 17.06.050 (Land Use Permits and Permit Tables), Section 17.08.010 (Agricultural Exclusive), Section 17.10.010 (Farm), Section 17.12.010 (Forestry), Section 17.16.010 (Timberland Production), Section 17.20.010 (Commercial Planned Development), Section 17.22.010 (General Commercial), Section 17.24.010 (Heavy Commercial), Section 17.26.010 (Highway Services), Section 17.30.010 (Neighborhood Commercial), Section 17.34.010 (Resort), Section 17.38.010 (Business Park), 17.40.010 (Industrial), Section 17.42.010 (Industrial Park), Section 17.44.010 (Residential-Agricultural) and Section 17.46.010 (Residential-Forest).

In addition, changes are proposed to Section 17.54.070(C) (Surfacing of Parking Areas)

to require all-weather surfacing, rather than paving, for agricultural and open space uses that require 25 or fewer parking spaces.

The Planning Department is requesting that the Planning Commission recommend to the Board of Supervisors approval of the Zoning Text Amendment, and adoption of the Negative Declaration.

County Staff:

Melanie Heckel – Assistant Director of Planning

Engineering and Surveying Division: Richard Eiri

Environmental Health: Leslie Lindbo